Nipomo Community Services District

Dana Reserve Annexation Water and Wastewater Evaluation

Presenter:
Michael Nunley, PE

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Agenda

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Objectives of Evaluation

1. Evaluate impact of proposed development on water and wastewater facilities

2. Identify improvements necessary to serve development

3. Provide Engineer's Preliminary Project Cost Estimate

Overview of Proposed Development

Land Use	Units/Acres
Residential	1,235 Units
Public Parks and Streetscapes	31.5 Acres
Commercial	18.9

Future Demand & Supply w/ Annexation

Source	Existing Conditions with Deliveries to Purveyors	Maximum Anticipated Infill Development
	AFY	AFY
Average District Demand	2,048	2,048
Potential District Maximum Anticipated Infill	-	340
Dana Reserve Demand	352	352
WMWC Demand	417	417
GSWC Demand	208	208
GSWCCR Demand	208	208
Total Demand	3,233	3,573
2025 NSWP Allocation	2,500	2,500
NCSD Voluntary Groundwater Reduction Goal	1,267	1,267
Total Future Water Supply	3,767	3,767
Supply Surplus / (Deficit)	534	194
NSWP New Development Allocation	500	500
Maximum Future Water Supply	4,267	4,267

Recommended Water Supply Improvements

Project	Required Improvements	
Pipes	New 16" Main on North Oak Glen Drive and Tefft Street	10,510,000
	Willow Road EOL Project	260,000
Storage	Foothill Tank Improvements	3,920,000
	Joshua Road Reservoir	4,760,000
	Total Engineer's Preliminary Estimate	16,750,000

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Future District Sewer Flow

Parameter	Unit	Existing	W/Dana Reserve
Avg. Daily Flow	MGD	0.50	0.85
Max. Monthly Flow	MGD	0.51	0.89
Peak Hourly Flow	MGD	1.30	2.30

Recommended Sewer System Improvements

Project	Description	Cost
Pipes	Wastewater Collection System • North Frontage • Upsizing S. Frontage Swr Main	$3,630,000
Treatment	Southland WWTF Improvements • Influent Lift Station (Increase Capacity) • Headworks Screening (Additional) • Aeration Basin Expansion (Equip) • Clarifier #3 (Additional Unit) • Aeration Blowers (Additional Units) • Gravity Belt Thickener & Screw Press (Additional Unit)	$15,960,000
Total Engineer's Preliminary Cost Estimate		**$19,590,000**

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Next Steps

1. Review Phasing Plan from Developer
2. Develop Cashflow Projections
3. Develop Financial Plan for District Improvements


Questions & Discussion
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